



NEW HOME STANDARDS & SPECIFICATIONS

REVISED FEBRUARY, 2024

Platinum Construction Inc.
173 Collins Way
Strathroy, Ontario N7G 0G2
(519) 852-7253

We are a registered Ontario Builder with the Tarion New Home Warranty Program,
ensuring your largest investment is protected.

ABOUT US:

Thank you for placing your trust and confidence in Platynum Construction. We appreciate that you have extended us the opportunity to build your next home. You have made an excellent choice.

We have a long family history in Strathroy and together with many of our skilled trade contractors, we live and play here too. If you're new here, we welcome you to our growing community. If you're from here, you know us already.

We're a local, Tarion registered premium custom home builder who takes exceptional pride in the quality of our homes and our attention to the smallest of details. We know that this is likely your largest and most important investment, and our goal is to ensure that you receive the very best return on your investment and that you enjoy living in the comfort, safety and security of your new home in our welcoming community.

We're social, and we're not afraid to communicate. That means we'll be reaching out to you, and we invite you to reach out to us through every step of the process. Each of the decisions you'll make are important to all of us, and we want you to know you have our individual and unwavering attention.

Justin Pattyn,
Platynum Construction Inc.

FOUNDATION STANDARDS:

- Excavation for footings and foundation walls, backfill foundation and rough grade of soil surface is provided.
- Supply and installation of poured concrete for (i) footings, (ii) foundation walls (7'-10" high, 9" thick), (iii) basement floor, (iv) garage floor and (v) front porch.
- Supply and installation of (i) Delta MS barrier wrap around exterior foundation walls, (ii) perimeter drainage tile and sump pump/basin, (iii) connections to municipal sanitary sewer provider, (iv) connection and metering to municipal water provider, (v) connection and metering to hydro provider, (vi) connection and metering to gas provider and (vii) connection to telecommunications provider(s) according to provider, municipal and provincial building standards.
- Supply and installation of a brick ledge installed around foundation walls where applicable.
- The entire lot will be finish-graded and sodded upon completion of construction.
- Supply and installation of 12"L X 12"W X 2.5"D Handy Paver concrete stones for a finished driveway and a sidewalk from the front porch to driveway is provided in your choice of eight colours*.
- A lot survey is provided on all new homes.

* Some restrictions may apply.

STRUCTURAL STANDARDS:

- Supply and installation of 2" x 6" exterior walls is provided.
- Supply and installation of 2" x 4" interior walls is provided.
- Supply and installation of 5/8" wood sheathing engineered floors is provided.
- Supply and installation of 7/16" wood sheathing roof is provided.
- Supply and installation of engineered roof trusses is provided.
- Supply and installation of architectural asphalt shingles with starter strip is provided.
- All ceilings on main floor are 9' in height.
- All structural steel is installed as per engineering plan requirements.
- Installation of a central vacuum rough-in is provided with termination in the garage. It does not include the vacuum itself or any accessories. Optionally selected kitchen floor pan is available at an additional cost.

EXTERIOR STANDARDS:

- Supply and installation of clay or concrete brick exterior is provided from our selection of builder samples on all models.
- Supply and installation of one-piece stone sills are provided at the base of all exterior windows and doors on all models.
- Supply and installation of a lower portion stone skirt is provided and is complimented with upper portion brick on the front elevation on all models. (Full stone front elevation is available at an additional cost).
- Supply and installation of any vinyl siding, stucco, or other optional exterior finishes and materials is based on a finalized plan* and may be subject to an additional cost.
- Supply and installation of locally manufactured Dashwood Industries vinyl clad casement and sliding windows as well as exterior entry, garden and patio doors are provided based on a finalized plan. Choose from a variety of basic coloured finishes* on exterior side, with white finish on all interior sides. Optionally selected window and door features (such as arches and specialty glass) are available at an additional cost.
- Supply and installation of two steel sectional garage doors (with or without top row window panels*) and two 1/2 hp garage door openers with remote transmitters are provided.
- Supply and installation of a finished wood deck off the rear sliding or garden door, with handrail and spindles is provided on some floor plan* designs.

* Some restrictions may apply.

HEATING, COOLING & GAS STANDARDS:

- Supply and installation of a manufactured high efficiency forced air gas heating furnace and central air conditioning unit is provided.
- Supply and installation of a Heat Recovery Ventilator (HRV) unit is provided.
- Supply and installation of a manufactured direct vent gas fireplace is provided on the main floor living area within a floor to ceiling structure finished with shiplap or ceramic tile, and a wood mantel chosen from a variety of builder samples. One AC outlet, a coaxial cable and one CAT6 ethernet cable are also roughed in for a television. The coaxial cable and the CAT6 ethernet cables are terminated at the electrical panel. An optional blower motor is available at an additional cost. An electrical outlet to power the motor is provided however.
- An optional gas barbecue connection near or on the rear deck (when provided) is available at an additional cost.

ELECTRICAL STANDARDS:

- Supply and installation of a 200 amp electrical service with breaker panel, the location of which will be determined by the utility provider.
- Supply and installation of all light switches, wall outlets and light fixtures in all rooms excluding closets are provided where placement is based on a reasonable and expected demand for service. Additional electrical service determined to be beyond a reasonable demand (such as extra outlets in basement or garage) are available at an additional cost.
- Supply and installation of two waterproof exterior electrical outlets with ground fault interrupts (GFI) are included. Additional GFI outlets are available at an additional cost.
- Supply and installation of a 220VAC electrical outlet to the kitchen stove appliance is provided. An optional gas outlet to the kitchen stove appliance is available at an additional cost.
- Supply and installation of a 220VAC electrical outlet to the laundry room dryer appliance is provided. An optional gas outlet to the laundry room dryer appliance is available at an additional cost.
- Supply and installation of fifteen, 4" low-voltage LED pot lights are provided. Additional low-voltage LED pot lights, below-cabinet or in-cabinet low-voltage LED lights are available at an additional cost.
- Supply and installation of CAT6 ethernet and coaxial cable TV services are provided in up to three locations in the home, and are terminated at the electrical panel. Additional locations are available at an additional cost. Customer supplied HDMI cables can be installed at an additional cost.
- Supply and installation of an electrical Range Hood in the kitchen is provided in coordination with the kitchen cabinet supplier.
- Supply and installation of Smoke/CO2 detectors are provided according to municipal and provincial building standards.

PLUMBING STANDARDS:

- Supply and installation of plumbing fixtures (toilets, sinks, bath and shower faucets and accessories) in all bathrooms are provided from a variety of builder samples. Optional selections for luxury toilets, luxury sinks, luxury faucets, shower inserts, shower doors, luxury fixtures and luxury finishes are available at an additional cost.
- Supply and installation of a stand-alone acrylic soaker tub in the master ensuite bathroom is provided from a variety of builder samples. Optional selections for luxury faucets and luxury finishes are available at an additional cost.
- Supply and installation of a ceramic-tiled shower with glass door, bench seat, individual shower and wand controls in the master ensuite bathroom is provided from a variety of builder shower heads and controls. Optional selections for lighting, wall or ceiling niche boxes, an oversized requirement for glass, luxury shower and wand controls and some specialty tile finishes are available at an additional cost.
- Supply and installation of a double stainless steel sink and kitchen faucet is provided from a variety of builder samples. Optional selections for luxury sinks and luxury faucets and finishes are available at an additional cost.
- Installation of plumbing and electrical connection is provided for owner's dishwasher.
- Supply and Installation of a rough-in for future three piece washroom in the basement.

INSULATION AND DRYWALL STANDARDS:

- Supply and installation of all exterior walls to meet R-22 thermal resistance is provided for insulating effectiveness.
- Supply and installation of ceiling to meet R-60 thermal resistance is provided for insulating effectiveness.
- Supply and installation of insulation blankets and styrofoam on all basement exterior walls is provided to meet R-20 thermal resistance for insulating effectiveness.
- Supply and installation of California spray textured ceilings is provided with the exception of bathrooms and laundry areas. Optional selections for designer box or tray ceilings, crown moulding and specialty trim are available at an additional cost.
- Supply and installation of drywall with one coat of taping compound is provided in the garage.

TRIM AND INTERIOR DOOR STANDARDS:

- Supply and installation of 3 1/2" casing and 5 1/4" baseboards are provided from a variety of builder samples. Optional selections for designer or custom mouldings and trim are available at an additional cost.
- Supply and installation of 800 series 80" interior doors are provided from a variety of builder samples. Optional selections for designer or custom doors are available at an additional cost.
- Supply and installation of door hinges, lock and passage sets are provided from a variety of builder samples. Optional selections for designer or custom hinges, lock and passage sets with luxury finishes are available at an additional cost.
- Supply and installation of vinyl-coated, wire shelving is provided in all closets.
- Supply and installation of an opaque glass pantry door and standard passage set is provided on some floor plan* designs which include a kitchen corner pantry. Optional selections for designer doors and passage sets with luxury finishes are available at an additional cost.

* Some restrictions may apply.

INTERIOR PAINT STANDARDS:

- Supply and installation of quality paints are provided throughout the interior of the home. Low sheen white paint is used on all ceiling applications. Medium sheen white paint is used on all closet interiors. Medium sheen paint is used on all doors and trim based on your personal choice(s) of up to three colours. Low sheen paints are used on all interior wall applications based on your personal choice(s) of up to three colours.

INTERIOR FLOORING STANDARDS:

- Supply and installation of select grade engineered hardwood flooring from a variety of builder samples is provided in the great room or living room, dining room or dinette, kitchen, and optionally in the entrance foyer.
- Supply and installation of quality carpet flooring and underlay from a variety of builder samples is provided in all bedrooms.
- Supply and installation of quality ceramic tile from a variety of builder samples is provided in the mud room, laundry room, all bathrooms and optionally in the entrance foyer.

STAIR AND RAILING STANDARDS:

- Supply and installation of Poplar tread stairs and handrail to upper and lower floors are provided with wood or aluminum spindles from a variety of builder samples and finishes to closely match adjacent flooring. The landing is made of select hardwood and is finished accordingly. Optional designer spindles, rails, posts and caps are available at an additional cost.

KITCHEN, BATH AND LAUNDRY STANDARDS:

- Supply and installation of floor to ceiling custom kitchen cabinets (with island) and bathroom vanities are provided from a variety of builder samples with assorted finishes and styles. Optional laundry, pantry, closet organizers and other custom cabinets are available subject to allowances, with premiums over those allowances being paid by the purchaser.
- Supply and installation of quartz or granite kitchen and bathroom vanity counters are provided from a variety of builder samples. Optional backsplashes and luxury material counters are available subject to allowances, with premiums over those allowances being paid by the purchaser.
- Supply and installation of full length bathroom mirrors are provided.
- Supply and installation of toilet paper dispenser, hand towel and bath towel bars or racks in bathrooms are available with assorted finishes and styles at an additional cost.

ALLOWANCES:

- Cabinets: \$15,000.00 (including HST)
- Counters (quartz or granite): \$6,000.00 (including HST)
- Lighting: \$2,500.00 (including HST)
- Hardwood (where applicable under “Interior Flooring Standards”): 3/4” engineered hardwood (multiple colour options are available from builder samples)
- Carpet (where applicable): \$2.00 per square foot (including HST)
- Ceramic Tile (where applicable): \$3.50 per square foot (including HST)
- Premiums over all allowances are to be paid by the purchaser to the builder.

OPTIONS:

There are plenty of reasons to have us build your new home, and making it a true reflection of your lifestyle is our specialty. We can customize just about anything you can imagine, and we have both the experience and expertise to help you to bring those ideas to life.

On the exterior, consider the beauty of adding a full stone elevation, upgraded doors or windows with arches, specialty glass or sidelights. You can also include a few architectural features to accent the front of your home during the day, or by adding pot lights or an ornate chandelier to accent your home at night.

On the interior, consider a full or partially finished cozy basement with an additional fireplace, custom closets, a highly organized customized pantry, a boxed ceiling in the foyer or great room, upgraded interior doors and passage sets, a luxury spa-shower, additional pot lights or even a feature wall.

Are you considering an irrigation system? You'll want to know that the addition of an affordable sand point installation provides a steady supply of off-meter ground water for your lawns and plants, keeping them well hydrated during the hot summer months without incurring extra municipal water costs.

Whatever you have in mind, we welcome the opportunity to discuss any additional items that are of interest to you to truly make this home your very own.

ALL SIDEWALK RAMPS SHALL HAVE TACTILE PLATES
AS PER OPSD 310.030

ALL CURB 600.060 UNLESS
SHOWN OTHERWISE.

SEDIMENT CONTROL NOTES (REFER TO SHEET 13)

1. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE.
3. MAINTAIN EROSION CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION.
4. ALL COLLECTED SEDIMENT IS TO BE DISPOSED OF AT AN APPROVED LOCATION.
5. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
6. ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENT BASIN.
7. PROTECT ALL MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH TERRAFIX 270R GEOTEXTILE.
8. ALL CATCHBASINS ARE REQUIRED TO BE PROTECTED BY SILT SACKS DURING CONSTRUCTION.
9. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION. PREVENT WIND BLOWN DUST.
10. STRAW BALES ARE TO BE USED IN LOCALIZED AREAS AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION.
11. WHEN ALL RESTORATION IS COMPLETED REMOVE SEDIMENT CONTROL MEASURES AND RESTORE IMPACTED AREAS.
12. ALL OF THE ABOVE NOTES AND SEDIMENT AND EROSION CONTROL MEASURES AND ANY ADDITIONAL SEDIMENT & EROSION CONTROL MEASURES ARE TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
13. PROTECT ALL RYCBMH'S TO HAVE STRAW BALES AS DETAILED.
15. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
16. ALL SILT FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MNR GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.

EX. CULVERT TO BE REMOVED & DISPOSED OF OFF-SITE. GRADING TO MATCH SURROUNDING DITCH. NEW DITCH SECTION TO HAVE SLOPES STABILIZED WITH BIO MAC BLANKETS (OR APPROVED EQUIVALENT). BLANKETS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

HEADWALL AS PER OPSD 604.040, INV.=231.745. COMPLETE WITH 250mm HIGH CHUTE BLOCKS.

BLOCK 47
OPEN SPACE

DEVELOPMENT LIMIT (15M EROSION ALLOWANCE + 3:1 SLOPE + 6M ACCESS ALLOWANCE)

1.2m HIGH CHAIN LINK FENCE TO BE PLACED 0.15m WITHIN THE PROPERTY LINE ON THE HOUSE SIDE

1.2m CHAIN LINK FENCE

1.2m CHAIN LINK FENCE

COMMUNITY MAILBOX LOCATION

HOUSE WITH WALKOUT TYPE

HOUSE WITH LOOKOUT TYPE

LIGHT STANDARD

PROPOSED TRANSFORMER

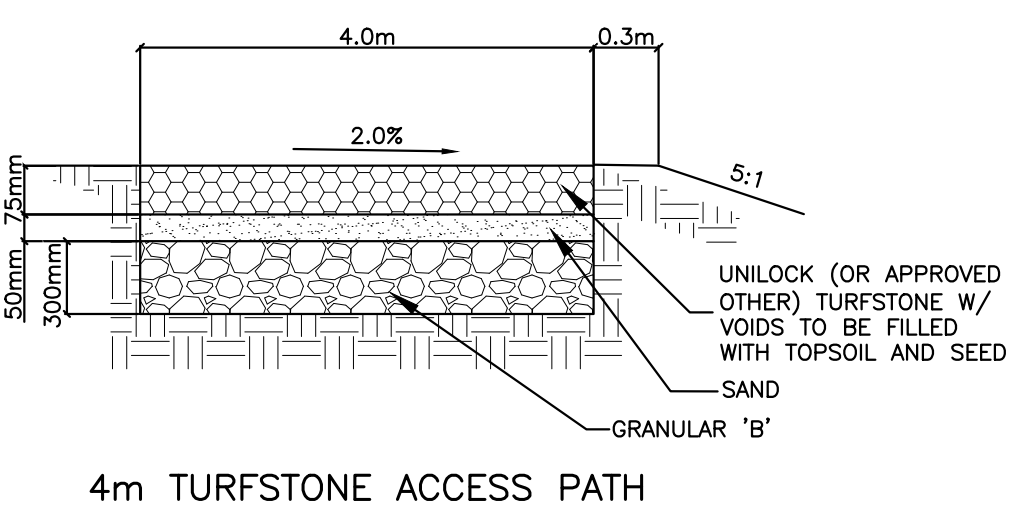
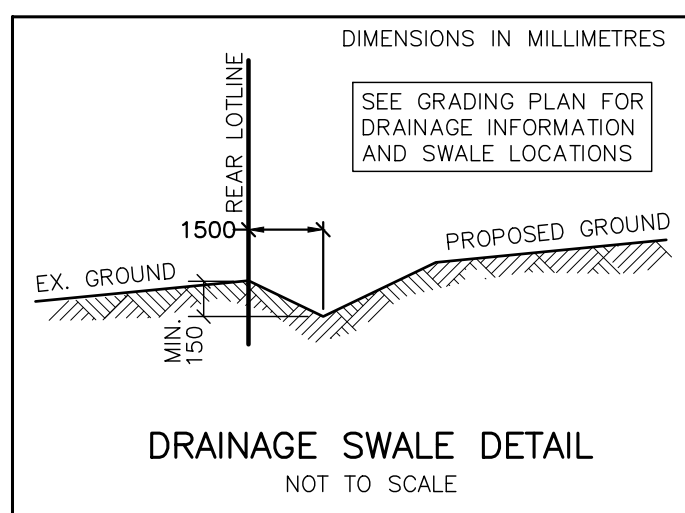
PROPOSED JUNCTION BOX

LOT GRADING NOTES

1. EXISTING DRAINAGE FROM ADJUTING LANDS IS NOT TO BE DISTURBED.
2. BASEMENT OPENINGS TO BE A MINIMUM OF 300mm ABOVE THE CENTERLINE OF THE ROAD UNLESS OTHERWISE APPROVED BY THE MUNICIPAL ENGINEER.
3. GROUND ELEVATIONS AT HOUSES ADJUTING OVERLAND FLOW ROUTES ARE TO BE 225mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP DISCHARGE TO BE DIRECTED TO THE STORM SEWERS VIA THE STORM PDC.
5. RETAINING WALLS, 1m HIGH OR GREATER ARE TO BE DESIGNED AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED ENGINEER IN ACCORDANCE WITH ONTARIO BUILDING CODE.
6. MINIMUM 2% GRADE ON ALL GRASS SURFACES.
7. ROOF LEADERS SHALL DISCHARGE TO GRASS AREAS.
8. GEOTECHNICAL ENGINEER SHALL APPROVE FILL MATERIAL IN ALL AREAS WHERE THE DEPTH OF FILL > 1.0m.
9. CERTIFIED GRADING CERTIFICATES SHALL BE COMPLETED FOR EACH LOT.
10. OPENINGS IN ANY BUILDINGS ON THE SIDE ADJUTING TO AN OVERLAND FLOW ROUTE ARE TO BE A MINIMUM OF 450mm ABOVE THE OVERLAND FLOW ROUTE ELEVATION.
11. LOCALIZED SURFACE DRAINAGE FROM ADJUTING PROPERTIES TO BE DEVELOPED IN FUTURE MAY BE DISCHARGED ONTO THE PROPOSED LOTS IN THE SUBDIVISION.

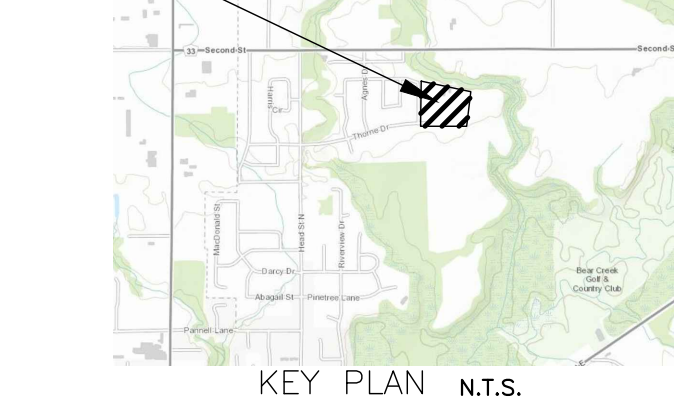
LEGEND

55	DENOTES REGISTERED PLAN LOT NUMBER
—	LIMIT OF CONSTRUCTION
→	LOT FLOW (MIN. 2.0%) / MINOR FLOW
→	EXISTING LOT FLOW
⊙	SIDEWALK RAMP
⊙	RYCBMH/CB
⊙	REAR/RYD CATCHBASIN MANHOLE / CATCH BASIN
—	SWALE (150mm DEEP TYPICAL)
—	EX. SWALE
—	3:1 MAX SLOPE (OR LISTED OTHERWISE)
—	PROPOSED GRADE
—	GRADE TO MATCH EXISTING
—	EXISTING SPOT ELEVATIONS
—	EXISTING CONTOUR & ELEVATION
—	SPLIT/BREAK POINT OF GRADING
—	1.8m CHAIN LINK FENCE
—	1.2m CHAIN LINK FENCE
⊙	COMMUNITY MAILBOX LOCATION
⊙	HOUSE WITH WALKOUT TYPE
⊙	HOUSE WITH LOOKOUT TYPE
⊙	LIGHT STANDARD
⊙	PROPOSED TRANSFORMER
⊙	PROPOSED JUNCTION BOX



MUNICIPALITY OF STRATHROY-CARADOC

SITE



GEODETIC BM ELEV. =230.002m
Township: STRATHROY MOFFETT & POWEL LUMBER SUPPLIES OFFICE BUILDING, SOUTH SIDE OF COUNTY ROAD NO. 39, 1.0 KM WEST OF INTERSECTION OF HIGHWAY NO. 81, TABLET IN SOUTH SIDE OF CONCRETE FOUNDATION, 23 CM FROM SOUTHEAST CORNER, 90 CM BELOW WOOD SIGN, AT ROAD LEVEL.

SITE BENCHMARK ELEV. =235.970m
SIB AT THE SOUTH WEST CORNER OF BLOCK 48

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

8.	ISSUED FOR CONSTRUCTION	JRF	AUG./21
7.	UPDATED HEADWALL NOTE	JJM	APR./21
6.	REVISED FENCE NOTE	JJM	OCT./20
5.	SIDEWALK LOCATION PER COMMENTS	JJM	SEPT./20
4.	REVISED PER COMMENTS	JJM	AUG./20
3.	REVISED PER COMMENTS	JJM	JUL./20
2.	REVISED PER COMMENTS	JJM	MAR./20
1.	FOR CITY REVIEW	JJM	SEPT./19
No. REVISION		BY	DATE



Engineers, Scientists, Surveyors

519-204-6510

www.mte85.com

OWNER

2634876 ONTARIO INC.

PROJECT

CREEKSIDE MEADOWS

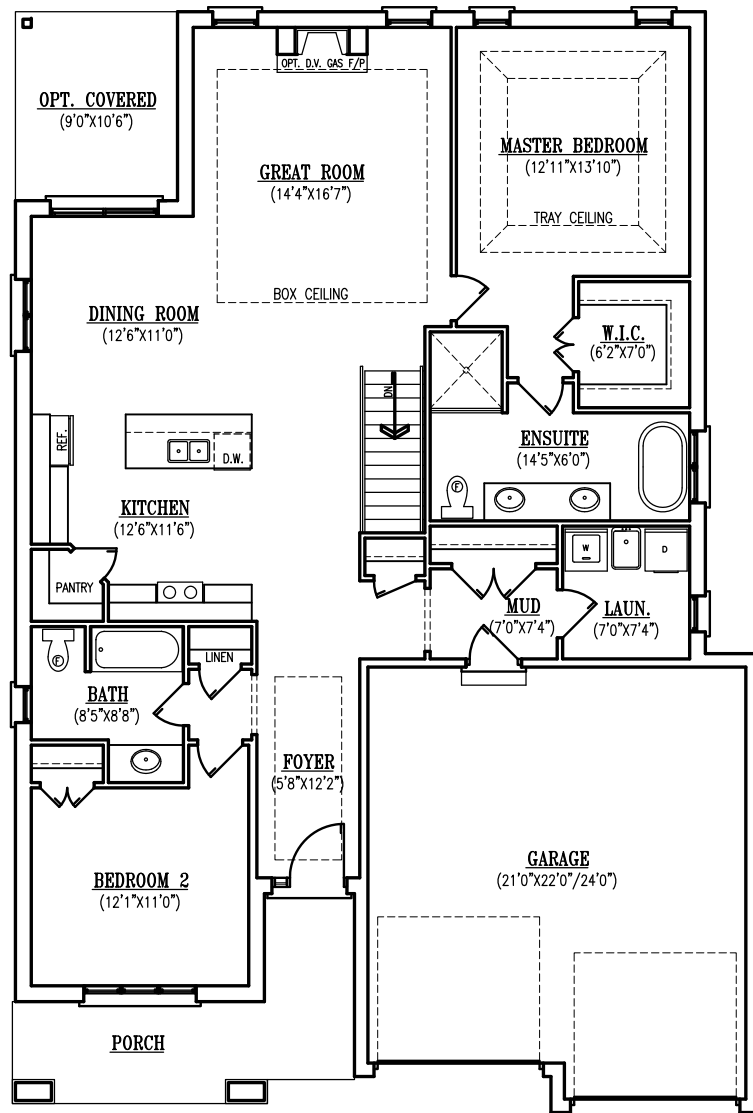
DRAWING

LOT GRADING PLAN

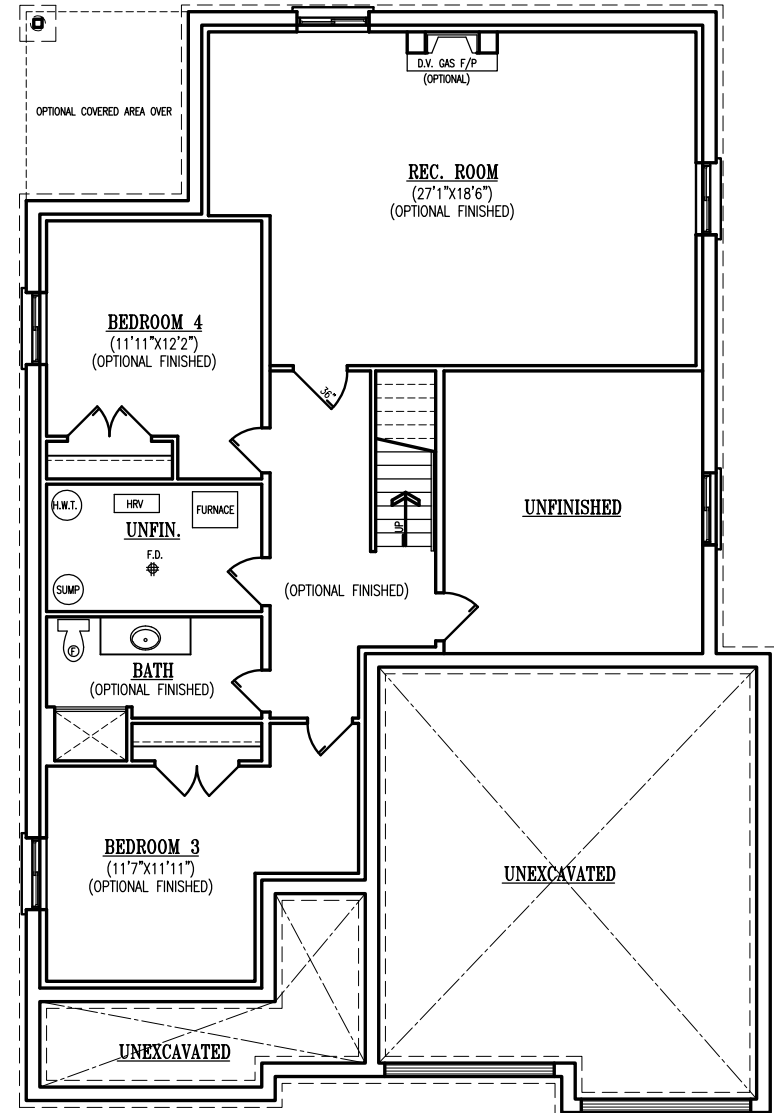
Project Manager	R. LUCAS	Project No.	42025-104
Design By	RC	Checked By	JJM
Drawn By	JAC	Checked By	
Surveyed By		Drawing No.	6
Date	Aug.10/21		
Scale	1:500	Sheet	of



157 Collins Way (option 2)
OVERALL SIZE - 41'-4" X 61'-2"
TOTAL FINISHED SQ.FT. = 1631 SQ.FT.



MAIN FLOOR PLAN
1631 SQ. FT.

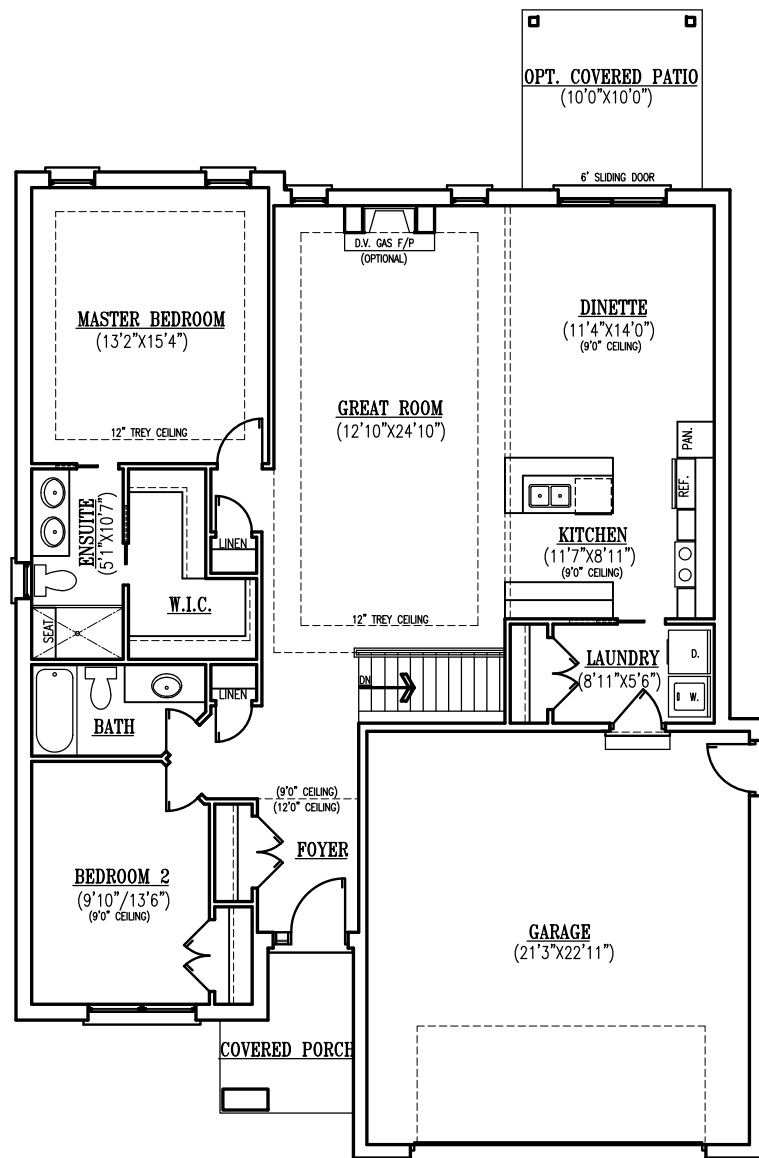


BASEMENT PLAN
1144 SQ. FT. (OPT. FINISHED AREA)

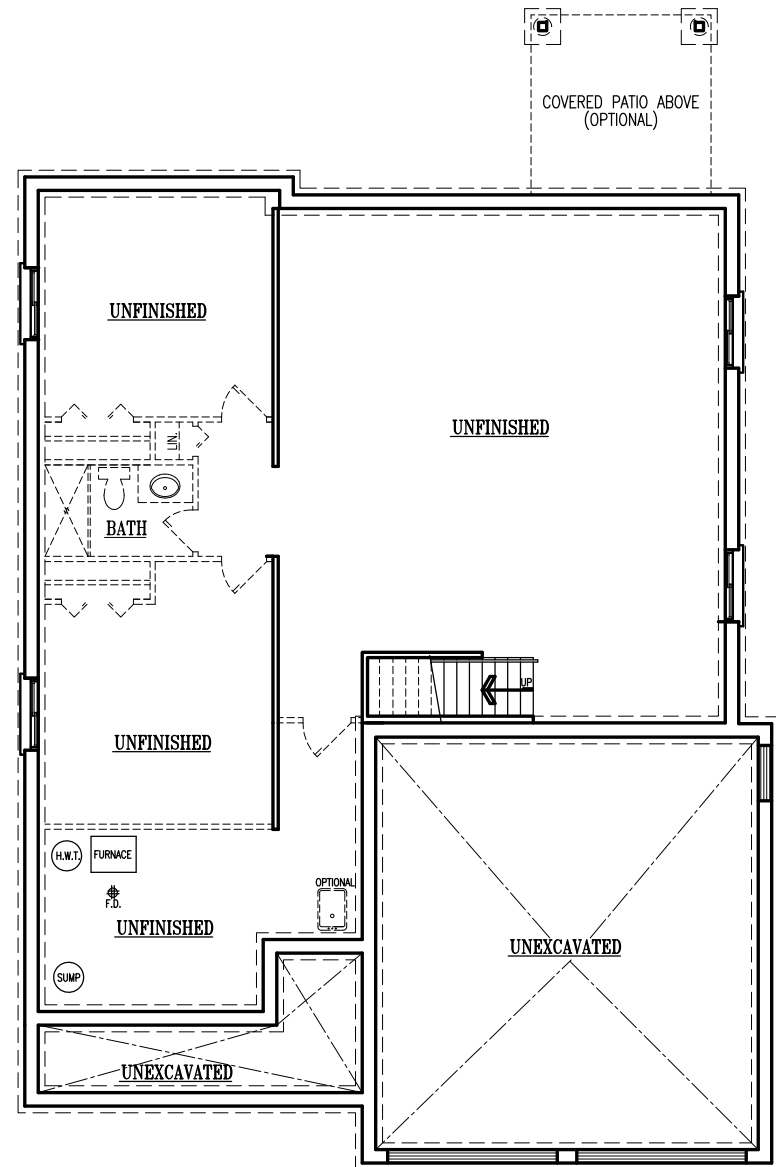
157 Collins Way (option 2)
OVERALL SIZE - 41'-4" X 61'-2"
TOTAL FINISHED SQ.FT. = 1631 SQ.FT.



153 Collins Way (option 2)
OVERALL SIZE - 41'-6" X 54'-9"
TOTAL FINISHED SQ.FT. = 1500 SQ.FT.



MAIN FLOOR PLAN
1500 SQ. FT.

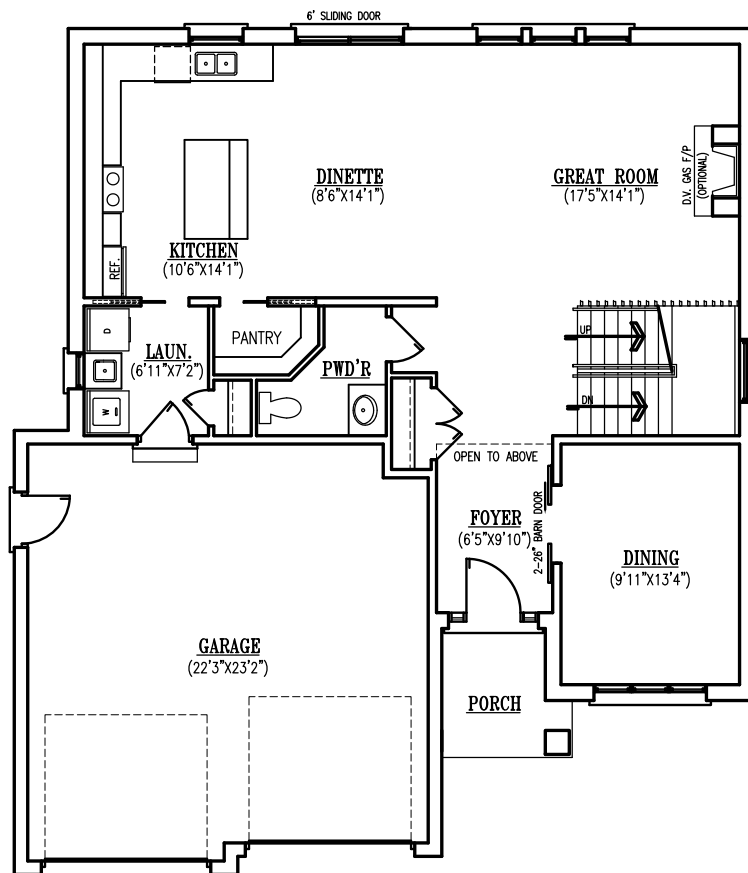


BASEMENT PLAN

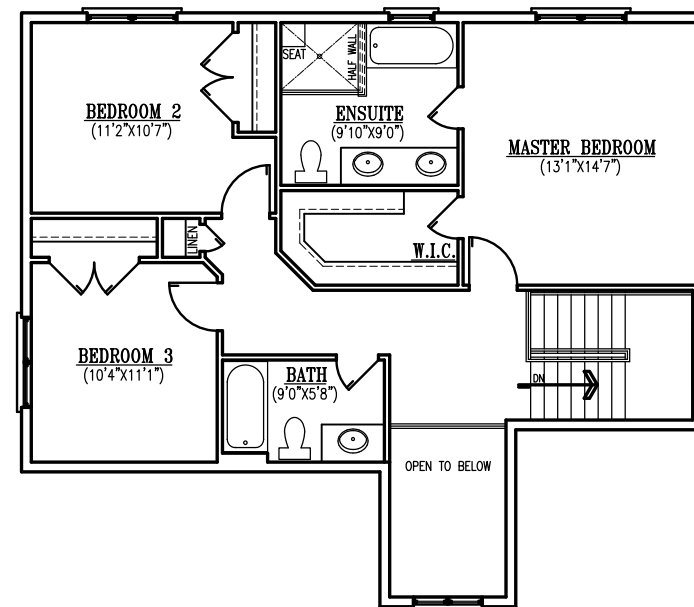
153 Collins Way (option 2)
OVERALL SIZE - 41'-6" X 54'-9"
TOTAL FINISHED SQ.FT. = 1500 SQ.FT.



152 Collins Way - (Option 2)
OVERALL SIZE - 41'-2" X 47'-0"
TOTAL FINISHED SQ.FT. = 2084 SQ.FT.



MAIN FLOOR PLAN
1119 SQ. FT. (2084 SQ. FT. TOTAL)



UPPER FLOOR PLAN
965 SQ. FT. (PLUS 61 SQ. FT. OPEN)

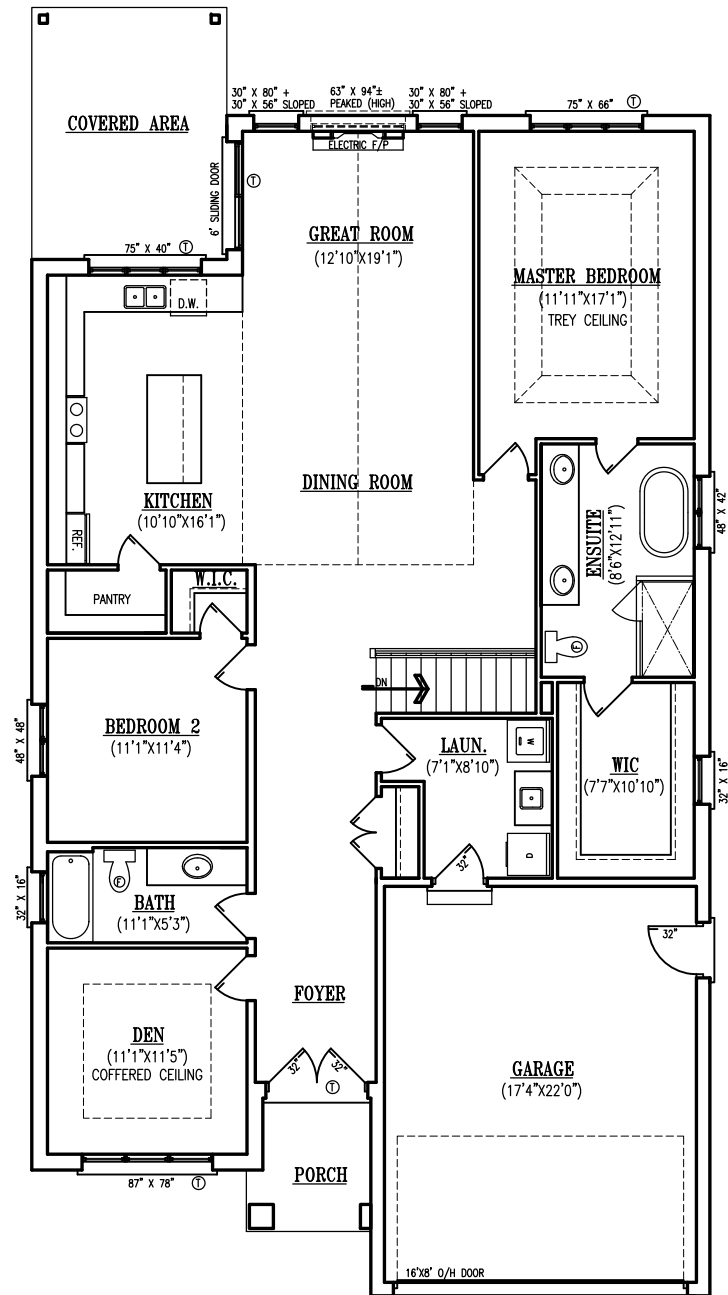
152 Collins Way - (Option 2)
OVERALL SIZE - 41'-2" X 47'-0"
TOTAL FINISHED SQ.FT. = 2084 SQ.FT.



ONE STOREY - 2 BEDROOM (Lot 7 Briscoe)

OVERALL SIZE - 37'-8" X 65'-7"

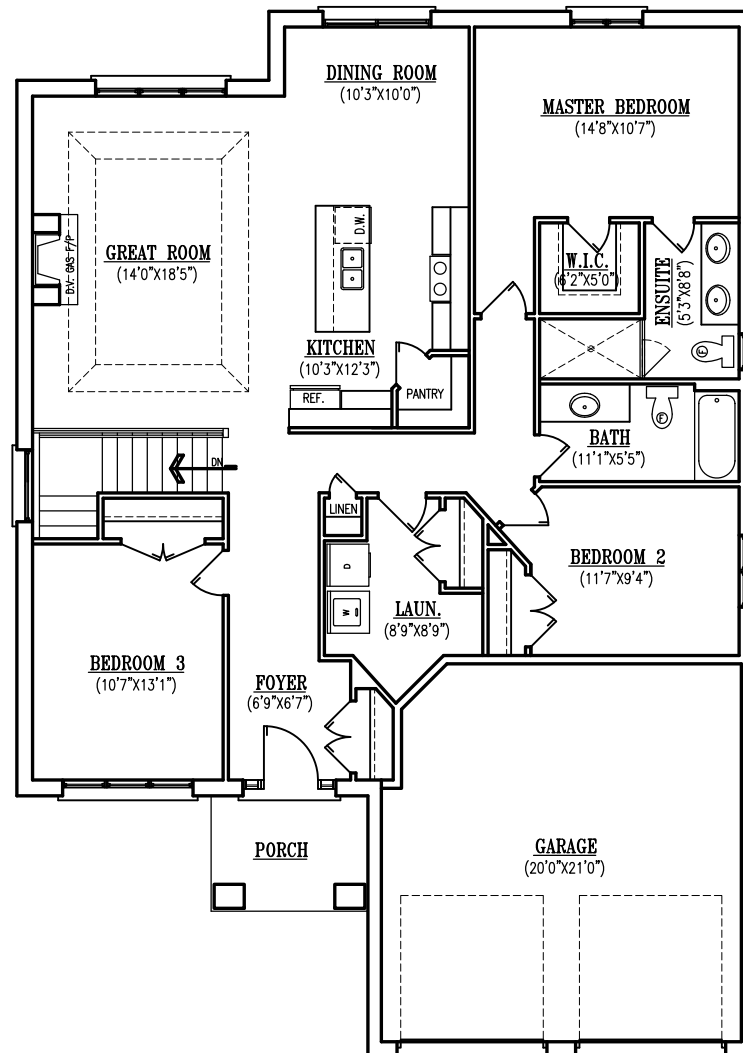
TOTAL FINISHED SQ.FT. = 1808 SQ.FT.



ONE STOREY - 2 BEDROOM (Lot 7 Briscoe)
 OVERALL SIZE - 37'-8" X 65'-7"
 TOTAL FINISHED SQ.FT. = 1808 SQ.FT.



ONE STOREY - 3 BEDROOM
OVERALL SIZE - 41'-0" X 58'-0"
TOTAL FINISHED SQ.FT. = 1600 SQ.FT.



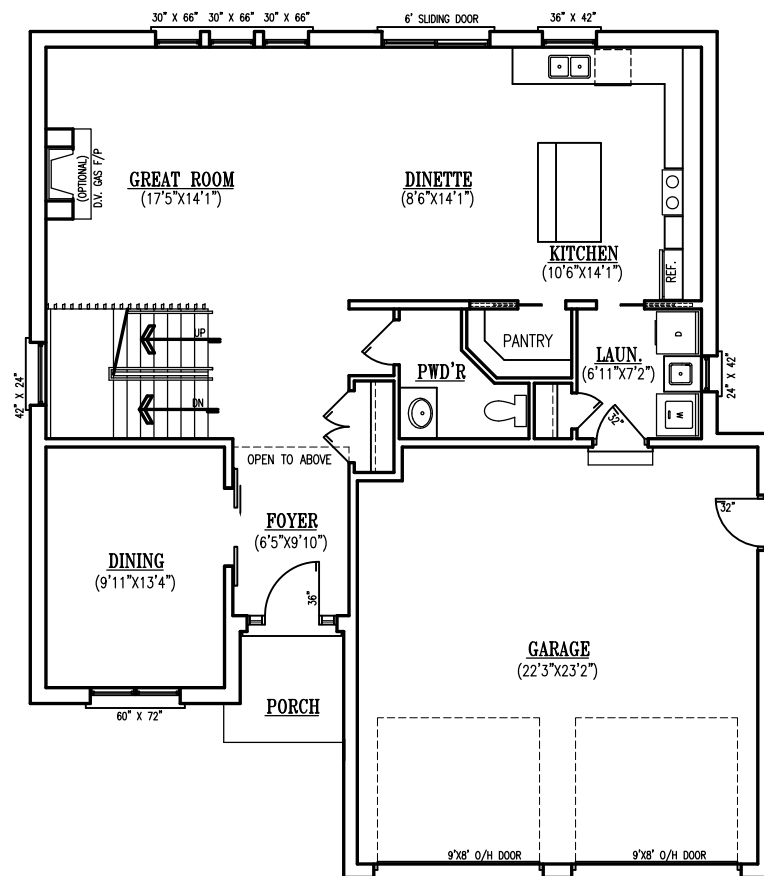
ONE STOREY - 3 BEDROOM
 OVERALL SIZE - 41'-0" X 58'-0"
 TOTAL FINISHED SQ.FT. = 1600 SQ.FT.



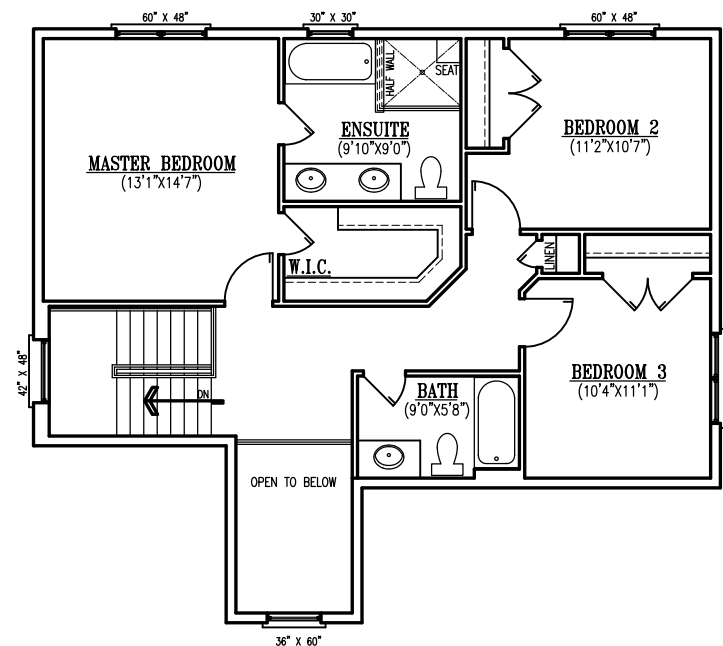
2 STOREY RESIDENCE - PLAN "D" (Lot 34 Briscoe)

OVERALL SIZE - 41'-2" X 47'-0"

TOTAL FINISHED SQ.FT. = 2084 SQ.FT.



MAIN FLOOR PLAN
1119 SQ. FT. (2084 SQ. FT. TOTAL)



UPPER FLOOR PLAN
965 SQ. FT. (PLUS 61 SQ. FT. OPEN)

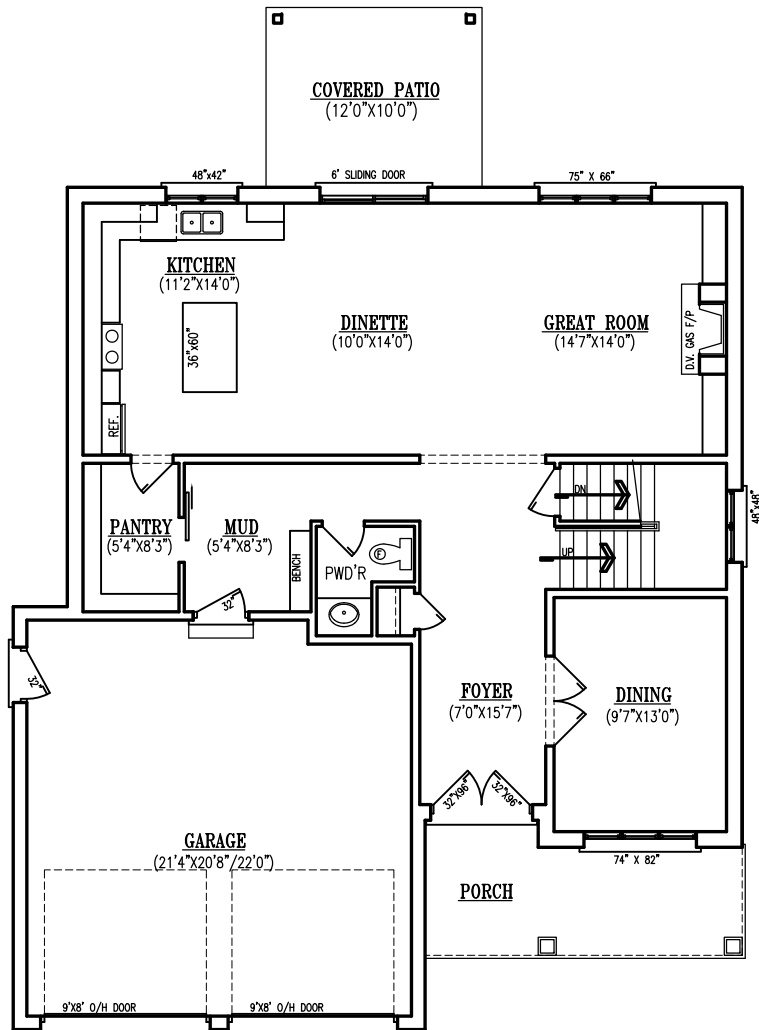
2 STOREY RESIDENCE - PLAN "D" (Lot 34 Briscoe)
OVERALL SIZE - 41'-2" X 47'-0"
TOTAL FINISHED SQ.FT. = 2084 SQ.FT.



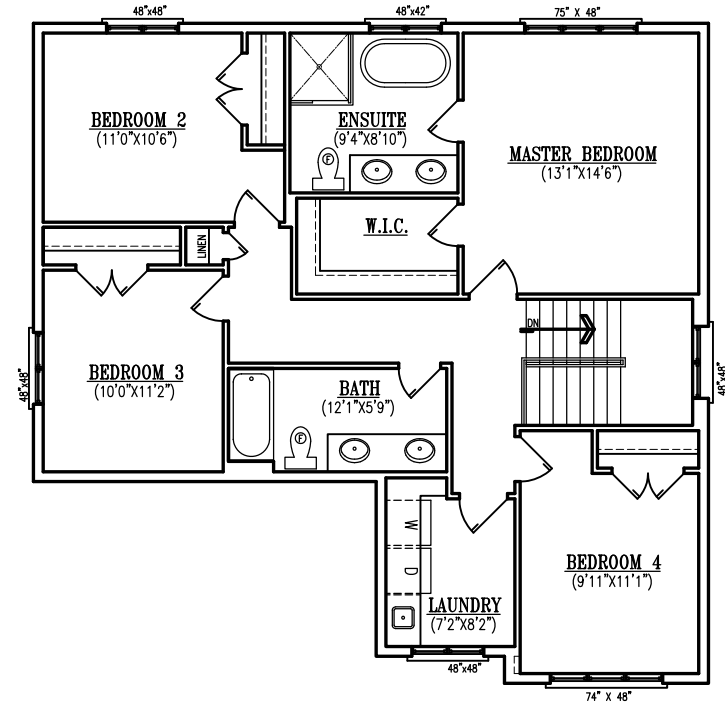
TWO STOREY RESIDENCE - PLAN "E" (Lot 38 Briscoe)

OVERALL SIZE - 40'-6" X 46'-9"

TOTAL FINISHED SQ.FT. = 2284 SQ.FT.



MAIN FLOOR PLAN
1131 SQ. FT. (2284 SQ. FT. TOTAL)



UPPER FLOOR PLAN
1153 SQ. FT.

TWO STOREY RESIDENCE - PLAN "E" (Lot 38 Briscoe)
OVERALL SIZE - 40'-6" X 46'-9"
TOTAL FINISHED SQ.FT. = 2284 SQ.FT.



TWO STOREY RESIDENCE - PLAN "F" (Lot 41 Briscoe)

OVERALL SIZE - 31'-3" X 57'-8"

TOTAL FINISHED SQ.FT. = 2524 SQ.FT.

